

043.0

0003

0005.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
995,600 / 995,600
995,600 / 995,600
995,600 / 995,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139-141		PALMER ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DASILVA ROGER & KAREN M	
Owner 2:		
Owner 3:		
Street 1:	25 SHOREY RD	
Street 2:		

Twn/City:	HYANNIS
St/Prov:	MA
Postal:	02601

PREVIOUS OWNER	
Owner 1:	DASILVA ROGERIO -
Owner 2:	-
Street 1:	25 SHOREY RD
Twn/City:	HYANNIS

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02601		Type:	

NARRATIVE DESCRIPTION	
This parcel contains .118 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3143 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Use	Description	LUC	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class
Code	Fact																			%	
104	Two Family		5147	Sq. Ft.	Site		0	80.	1.12	1									459,528		
																				459,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
104	5147.000	535,700	400	459,500	995,600	
Total Card	0.118	535,700	400	459,500	995,600	Entered Lot Size
Total Parcel	0.118	535,700	400	459,500	995,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	316.75	/Parcel: 316.75	Land Unit Type:

User Acct
30031
GIS Ref
GIS Ref
Insp Date
04/17/18



USER DEFINED

Prior Id # 1:	30031
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	23:22:53
LAST REV	
Date	Time
12/07/20	15:19:48
mmcmakin	
3635	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
DASILVA ROGERIO	76168-334	1	11/16/2020	Convenience	99 No No
DASILVA ALFONSO	76125-177		11/9/2020	Convenience	99 No No
DA SILVA MARIA	64575-582		11/26/2014	Convenience	99 No No
DA SILVA JOSE M	49879-58		8/1/2007	Family	No No N
	9953-436		1/1/1901	Family	No No N

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Result
			By Name
7/30/2020		Mail Update	MM Mary M
1/15/2020		Mail Update	JO Jenny O
4/17/2018		MEAS&NOTICE	BS Barbara S
5/7/2009		Measured	189 PATRIOT
2/15/2000		Mailer Sent	
2/15/2000		Measured	197 PATRIOT
11/1/1981			MM Mary M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH											
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average									4 PAT (24)	EFP OFP (-102)	17	7								
Sty Ht:	2 - 2 Story			A Bath:	Rating:											6											
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:																					
Foundation:	2 - Conc. Block			A 3QBth:	Rating:																						
Frame:	1 - Wood			1/2 Bath:	Rating:																						
Prime Wall:	4 - Vinyl			A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good																				
Color:	YELLOW			A Kits:	Rating:																						
View / Desir:				Frl:	Rating:																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1925	Eff Yr Blt:			Location:																						
Alt LUC:				Total Units:																							
Jurisdict:				Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	No Unit				RMS	BRS	FL													
Prim Int Wal	2	- Plaster		Functional:				1				5	2														
Sec Int Wall:				Economic:				1				6	2														
Partition:	T	- Typical		Special:																							
Prim Floors:	3	- Hardwood		Override:																							
Sec Floors:				Total:	18.6 %																						
Bsmnt Flr:	12	- Concrete		CALC SUMMARY				COMPARABLE SALES								SUB AREA											
Subfloor:				Basic \$ / SQ:	180.00			Rate	Parcel ID	Typ	Date	Sale Price							SUB AREA DETAIL								
Bsmnt Gar:				Size Adj.:	1.14065421																						
Electric:	3	- Typical		Const Adj.:	0.98000199																						
Insulation:	2	- Typical		Adj \$ / SQ:	201.212																						
Int vs Ext:				Other Features:	107500																						
Heat Fuel:	1	- Oil		Grade Factor:	1.00																						
Heat Type:	5	- Steam		NBHD Inf:	1.00000000																						
# Heat Sys:	2				NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor:	1.00																						
Solar HW:	NO	Central Vac:		Adj Total:	658078																						
% Com Wal	% Sprinkled			Depreciation:	122402																						
				Depreciated Total:	535675																						
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:							
SPEC FEATURES/YARD ITEMS																PARCEL ID 043.0-0003-0005.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	104															
19	Patio	D	Y	1	12X14	A	FR	1970	4.48	T	49	104			400		400										
More: N	Total Yard Items:				400	Total Special Features:												Total:	400								